

COMMITTEE

DATE

M.A.P.C.

Approved 2-22-69

B.C.C./B. CO. C.

Approved 3-18-69

DP-33 - GOLF PARK CUP - Luis Casado requests approval of "BB" & "C" CUP for south side of Harry in area east of Mission Road.

POSTED
1-10-69
#

POSTED MAPS
3-25-69 GEN. M.S.P.

ACTION

COMMITTEE _____ DATE _____

M.A.P.C. Approved 2-27-69

B.C.C./B. CO. C. Approved 3-18-69

DP-33 - GOLF PARK CUP - Luis Casado
requests approval of "B" & "C" CUP
for south side of Harry in area east
of Mission Road.

Map No. 5945
Sec. 31
Twp. 27S
Range 2E

DATA SHEET
COMMUNITY UNIT PLAN

DP- 33
Z- _____
Filed 1-9-69

APPLICATION REQUEST: Approval of proposed planned Office & Commercial development.

1. Applicant Luis A. Casado et al
Address 14 English Avenue Phone MU 27602
2. Agent Russell O. Shogren
Address 3351 Bellaire Phone MU 24391
3. General Location South side of Harry in area east of Mission Road.
Address _____
4. Proposed Use _____

AREA DATA

1. Acres 23.5 24.0 (695 ft. by 1524 ft.)
2. Existing Zoning "BB" & "C" Proposed Zoning _____
3. Area 1/2 (is not) platted. Addition _____
4. Existing R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____
Proposed R/W _____ ft. _____ ft. _____ ft.
St. _____ St. _____ St. _____

HISTORY

PROCEDURE DATA

1. MAPC Meeting:
Date 2-27-69 Action Approved
2. Governing Body
Date 3-18-69 Action Approved

NOTES: SEE COUNTY CASE SC2-0071
S/2 OF ST. R/W ON E. HARRY ST. 30'

681-1563

Gary Carson

WICHITA-SEDGWICK COUNTY METROPOLITAN AREA PLANNING DEPARTMENT

Letter from Joe Graham & Louis Casado

COMMUNITY DEVELOPMENT DIVISION

Public Inquiry Slip

NAME Gary Carson DATE 5/20/76
PHONE 681-1563 PHONE COUNTER X
PROPERTY LOCATION So Side Hwy in area east of Woodlawn MAP # 5945

NATURE OF REQUEST: CUP Amendment
CITY ZONING _____ COUNTY ZONING _____ CONDITIONAL USE _____
PLAT _____ LOT SPLIT _____ BZA _____
VACATION _____ DEDICATION _____ STREET NAME CHANGE _____

REMARKS:

Has ongoing garden shop and nursery located on parcel B in violation of uses permitted in DP 33. Informed him that CUP amendment necessary with filing fee of \$400. Wanted to check with you and see if an administrative adjustment could be given instead of a full blown public hearing amendment process. Donnelly & Galbraith both think formal amendment needed but Jack said to get your opinion. (over) JCR

ROUTE TO:

GALBRAITH SHIRKEY _____ NEWBY _____ RICHTER _____ DOBSON _____ MEEK _____
LAKIN STOCKWELL _____ RETURN TO _____

COMMENTS:

NBC 5/24/76

hand use provision in B seems quite sufficient as to indoor recreation
uses. Garden center part outdoor operation. Would not be equivalent use
even by strongest stretch of interpretive powers. Assume only CUP
medium intensity. Only Parcel B. Notice area would be less than
1000' needed for full CUP. agree? Also has Graham/Carroll or
Carroll provided any legal rationale re interpretation which would provide any
grounds for a favorable recommendation?

May 17, 1976

Robert Feldner, Superintendent, Central Inspection
Mike Meek, Senior Planner

Possible violations of DP-33, Golf Park
Community Unit Plan.

While checking land use in the field recently I noted what would appear to be a violation of the provisions of DP-33 Golf Park Community Unit Plan located on the south side of Harry between Woodlawn and the Kansas Turnpike.

A former drive-in restaurant which appears to be located on Parcel B of the C.U.P. has been converted to a garden center and a fenced asphalted area has been developed to the west of the garden center for storage of large sacks of fertilizer, seed, etc. It would appear that this outdoor storage is located on property zoned the "BB" Office District in violation of the zoning ordinance. In addition, the uses permitted on Parcel B are limited to indoor roller rink, ice skating rink or indoor golf and the location of the garden center in that parcel would appear to violate the C.U.P. as does the associated outdoor storage.

It is requested that one of your inspectors check this situation out for possible zoning/C.U.P. violations and take appropriate action. I believe that a C.U.P. amendment and zone change would have to be filed if the uses as existing are to continue.

If I may be of further assistance in this matter, please do not hesitate to call.

Mike Meek, Senior Planner

MM:rme:

cc: Joe Donnelly, Maintenance Inspection Supervisor

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING DEPARTMENT

DATE
February 14, 1972

TO Tom Byrnes, Central Inspection
FROM Jack H. Galbraith, Chief Planner *JHG*
SUBJECT DP-33 - Golf Park CUP

In response to your inquiry last week as to whether or not we would interpret "entertainment center" under Parcel C as permitting amusement type rides, after reviewing the file and the minutes of the Planning Commission, it is my opinion that the intent is that any uses of an entertainment type, except miniature golf or golf driving range, would be operated indoors. In response to questions from persons in opposition at the Planning Commission meeting, the minutes reflect that Mr. Bowen responded that "They have no intention at this time of establishing ride type amusement activities." Also, your files reflect that Russell Shogren stated in a letter on December 16, 1970 that "entertainment center" did not include amusement park type rides. Based on this interpretation, if the developers now desire outdoor amusement rides, an application for amending the CUP would be necessary.

COPY

In reviewing the plan and with regard to No. 8 under General Provisions, I am not aware that any trees have ever been planted. I would appreciate your inspectors reviewing the area in the field and if the trees have not been planted, I would suggest that no additional permits be granted until trees are planted in accordance with the plan.

Attached is the letter you forwarded of Mr. Shogren's. If you need any additional information, please advise.

JHG:ls
Attachment
cc Robert Feldner, Superintendent of Central Inspection

2-28 I CHECKED THIS AREA AND FOUND TREES
PLANTED ON WEST SIDE CLOSE TO THE MESH WIRE
WITH NONE ON THE EAST SIDE

JHG
7/11 Oakley

N.L.

February 14, 1972

Tom Byrnes, Central Inspection

Jack H. Galbraith, Chief Planner

DP-33 - Golf Park CUP

In response to your inquiry last week as to whether or not we would interpret "entertainment center" under Parcel C as permitting amusement type rides, after reviewing the file and the minutes of the Planning Commission, it is my opinion that the intent is that any uses of an entertainment type, except miniature golf or golf driving range, would be operated indoors. In response to questions from persons in opposition at the Planning Commission meeting, the minutes reflect that Mr. Bowen responded that "They have no intention at this time of establishing ride type amusement activities." Also, your files reflect that Russell Shogren stated in a letter on December 16, 1970 that "entertainment center" did not include amusement park type rides. Based on this interpretation, if the developers now desire outdoor amusement rides, an application for amending the CUP would be necessary.

In reviewing the plan and with regard to No. 8 under General Provisions, I am not aware that any trees have ever been planted. I would appreciate your inspectors reviewing the area in the field and if the trees have not been planted, I would suggest that no additional permits be granted until trees are planted in accordance with the plan.

Attached is the letter you forwarded of Mr. Shogren's. If you need any additional information, please advise.

JHG:ls

Attachment

cc Robert Feldner, Superintendent of Central Inspection

December 16, 1970

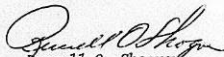
Mr. Robert Feldner, Supt. of Central Inspection
Mr. Robert A. Lakin, Director of Planning
City of Wichita
104 South Main
Wichita, Kansas

Gentlemen:

This is a request for your approval to use a portion of Parcel "C" of the Golf Park Community Unit Plan for a miniature golf course. I believe this is covered by the "Entertainment Center" provision in the approved Community Unit Plan; however, I have been advised that an interpretation would be required by you. The only restriction imposed during the Commission hearings on this CUP "Entertainment Center" provision was that it not include amusement park type of rides. A plot plan of the proposed area to be used is attached.

Your immediate attention to this request would be most appreciated.

Sincerely,


Russell O. Shogren
419 Waverly
Wichita, Kansas 67218

WICHITA-SEDGWICK COUNTY

DATE

December 22, 1970

METROPOLITAN AREA PLANNING DEPARTMENT

TO Robert Feldner, Superintendent of Central Inspection
FROM Jack H. Galbraith, Chief Planner
SUBJECT DP - 33 - Golf Park CUP

Attached is a copy of a letter with accompanying illustration received from Russell Shogren, written to you and Bob Lakin requesting an interpretation as to the developers of Golf Park CUP being able to develop another miniature golf course on a portion of Parcel "C". Mr. Shogren has requested a favorable interpretation as to this use being permitted under the proposed use listed as "Entertainment Center".

One of the conditions of approval which provides for interpretation to the developers on CUP's is as follows:

COPY

The development of this property shall be in accordance with the development plan as approved by the Planning Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

In reviewing this request to develop a miniature golf course on the south 235 feet of Parcel "C", this department is of the opinion that this use does not violate the purpose and intent of the CUP provision and is a permitted use under the stated proposed use "Entertainment Center".

Upon your review of this memo and attached letter of request and accompanying illustration, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the CUP provisions and is not a deviation of the plan.

Approved: Robert A. Lakin
Robert A. Lakin, Director of Planning

Approved: Robert Feldner
Robert Feldner, Superintendent of Central Inspection

JHG:ls

December 22, 1970

Robert Feldner, Superintendent of Central Inspection

Jack H. Galbraith, Chief Planner

DP - 33 - Golf Park CUP

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One of the conditions of approval which provides for interpretation to the developers on CUP's is as follows:

The development of this property shall be in accordance with the development plan as approved by the Planning Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.

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Upon your review of this memo and attached letter of request and accompanying illustration, your signature of approval will indicate that you concur that this proposal is in keeping with the purpose and intent of the CUP provisions and is not a deviation of the plan.

Approved: _____
Robert A. Lakin, Director of Planning

Approved: _____
Robert Feldner, Superintendent of Central Inspection

JHG:ls

December 16, 1970

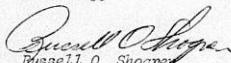
Mr. Robert Felcher, Supt. of Central Inspection
Mr. Robert A. Lakin, Director of Planning
City of Wichita
104 South Main
Wichita, Kansas

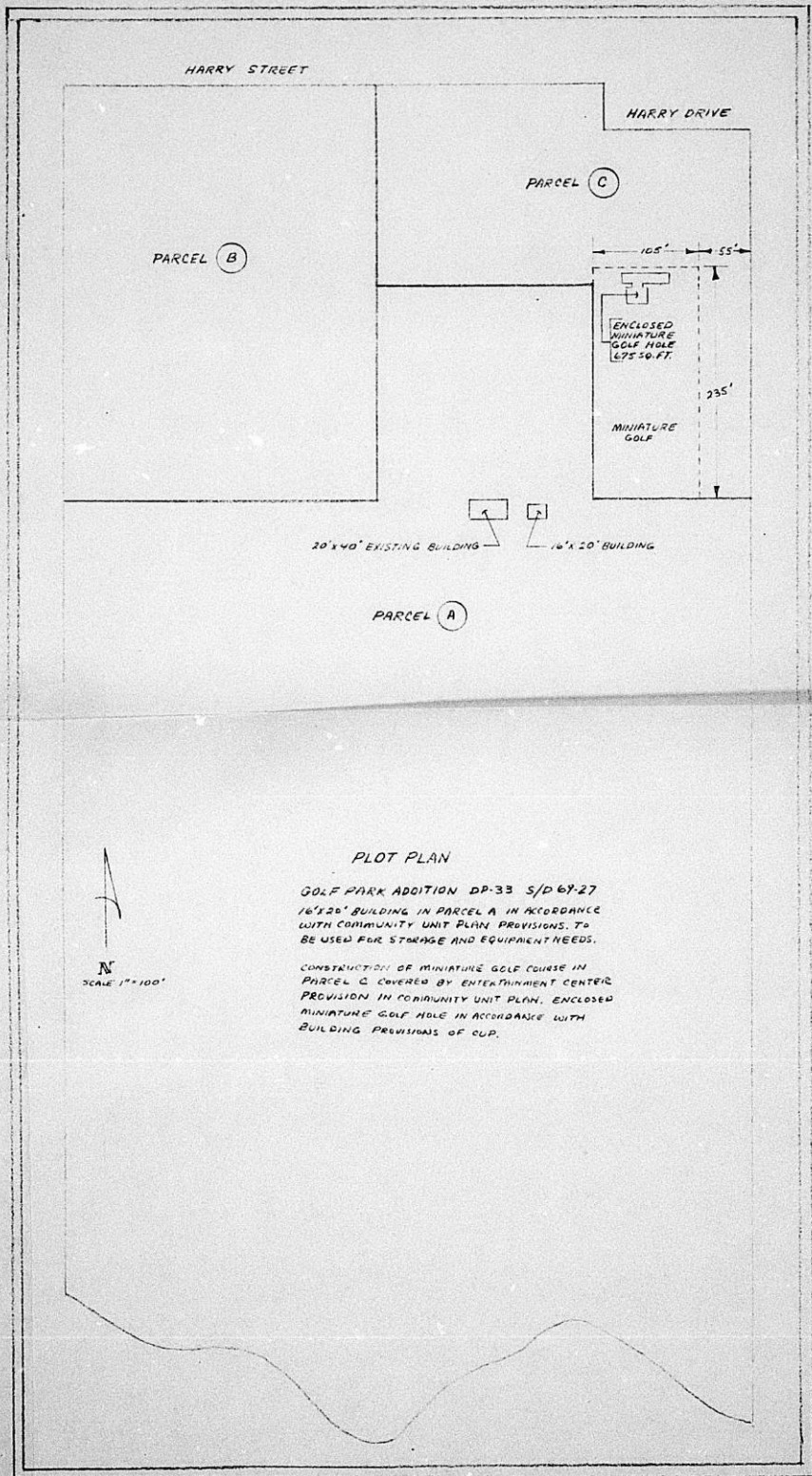
Gentlemen:

This is a request for your approval to use a portion of Parcel "C" of the Golf Park Community Unit Plan for a miniature golf course. I believe this is covered by the "Entertainment Center" provision in the approved Community Unit Plan; however, I have been advised that an interpretation would be required by you. The only restriction imposed during the Commission hearings on this CUP "Entertainment Center" provision was that it not include amusement park type of rides. A plot plan of the proposed area to be used is attached.

Your immediate attention to this request would be most appreciated.

Sincerely,


Russell O. Shogren
419 Waverly
Wichita, Kansas 67218



HARRY STREET

HARRY DRIVE

PARCEL B

PARCEL C

105' 55'

ENCLOSED
MINIATURE
GOLF HOLE
675 SQ. FT.

MINIATURE
GOLF

235'



20'x40' EXISTING BUILDING

16'x20' BUILDING

PARCEL A

PLOT PLAN

GOLF PARK ADDITION DP-33 S/D 69-27
16'x20' BUILDING IN PARCEL A IN ACCORDANCE
WITH COMMUNITY UNIT PLAN PROVISIONS, TO
BE USED FOR STORAGE AND EQUIPMENT NEEDS.

CONSTRUCTION OF MINIATURE GOLF COURSE IN
PARCEL C COVERED BY ENTERTAINMENT CENTER
PROVISION IN COMMUNITY UNIT PLAN. ENCLOSED
MINIATURE GOLF HOLE IN ACCORDANCE WITH
BUILDING PROVISIONS OF CUP.



April 7, 1969

Robert Feldner, Supt. of Central Inspection

Jack H. Galbraith, Senior Planner

Lighting Plan for Golf Park Community Unit Plan

In our memorandum to you of March 24, 1969, we attached a copy of the Golf Park Community Unit Plan and stated the six conditions of approval. One of the conditions required that the applicant submit a detailed lighting plan indicating the location and height of light poles to be installed and the direction of focus of the lights attached thereto.

Attached for your information is a copy of their submitted lighting plan which we would suggest be kept with a copy of the community unit plan. The height of light poles and the proposed focus appears to be satisfactory to us; however, if you see any problems with this proposal, please advise.

JEG:js

Attachment

March 24, 1969

Robert Feldner, Supt. of Central Inspection

Jack H. Galbraith, Senior Planner

DP-33 - Golf Park CUP

At its regular meeting on March 18, 1969, the Board of City Commissioners considered the above captioned community unit plan. The action of the City Commission was to approve the CUP subject to the following conditions:

1. The application area shall be platted prior to any development.
2. Waiver of the required 5' to 8' solid or semi-solid wall along the west property line, except the north 600 feet thereof.
3. Construction of a solid or semi-solid wall along the north 600 feet of the west property line prior to any utilization of the land for commercial purposes and/or parking.
4. Submission of a detailed lighting plan to the Planning Department indicating the location and height of light poles to be installed and, in addition, the direction of focus of the lights attached thereto.
5. The development of this property shall be in accordance with the development plan as approved by the Planning Commission and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
6. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

Conditions No. 1 and 4 must be complied with prior to the issuance of any building permits. Attached for your information and files is a copy of the approved CUP plan.

JHG:js

Attachment

March 18, 1969

James W. Sargent
Farmers & Bankers Bldg.
Wichita, Kansas 67202

Subject: DP-33 - Golf Park
Community Unit Plan

Dear Mr. Sargent:

At its regular meeting on March 18, 1969, the Board of City Commissioners considered the above captioned community unit plan. The action of the City Commission was to approve the recommendation of the Metropolitan Area Planning Commission, subject to the recommended conditions. In addition, the City Commission required that the fence indicated on the west property line not exceed 8 ft. in height and that a 30 ft. fence be indicated parallel to the proposed trees on the west side of the driving range. The location of the 30 ft. fence is to be accurately located and dimensioned from the west property line.

To complete this case it is necessary that you submit four copies of the corrected community unit plan to our office which we will mark as the official approved plan. The only corrections to be made are in regard to the fence and the re-wording of Condition #6 under General Provisions. I am forwarding the marked copy to Mr. Bowen for corrections. If you have any questions concerning this matter, please call our office.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

Mr. James W. Sargent
March 18, 1969
Page 2

cc: Mr. Maurice A. Bowen
2221 Cardinal Drive
Wichita, Kansas 67204

Luis A. Casado
14 English Avenue
Wichita, Kansas 67207

Russell O. Shogreen
3351 Bellaire
Wichita, Kansas 67218

Jesse L. Graham
1403 Harding
Wichita, Kansas 67208

George F. Matteson
1135 South Woodlawn
Wichita, Kansas 67218

Mrs. Charles Pate
1714 South Mission
Wichita, Kansas 67207

Mrs. Larry McKown
1714 South Mission
Wichita, Kansas 67207

Glenn W. Albright
5525 Grammar
Wichita, Kansas 67218

John Wells
Woodlawn Nursing Home, Inc.
1600 S. Woodlawn
Wichita, Kansas 67218

Mr. D. W. Miller
1720 S. Mission
Wichita, Kansas 67207

RECOMMENDATION FROM METROPOLITAN AREA PLANNING COMMISSION TO
BOARD OF CITY COMMISSIONERSREQUEST FOR ZONINGCASE NO. **DP-33**CONSIDERED BY MAPC: **2-27-69**REQUEST FOR: **Approval of a Community Unit Plan - Planned Commercial
Development**

REASON FOR REQUEST (AS PROVIDED BY APPLICANT):

None givenGENERAL LOCATION: **South side of Harry in an area east of Mission Road**

LEGAL DESCRIPTION:

Beginning 550 feet east of the NW corner of the NW $\frac{1}{4}$ of Section 31, Township 27 South, Range 2 East of 6th P.M., Sedgwick County, Kansas, thence south 1550 feet, thence west 160 feet, thence south to the center line of Gypsum Creek, thence northeasterly along the said center line of Gypsum Creek to its intersection with the east line of the W $\frac{1}{2}$ of the NW $\frac{1}{4}$ of said Section 31, thence north to the NE Corner of said W $\frac{1}{2}$ of NW $\frac{1}{4}$ of Section 31, thence west to the point of beginning.

APPLICANT: **Luis A. Casado , 14 English Avenue
Jessee L. Graham , 1403 Harding**COUNSEL FOR APPLICANT: **Russell O. Shogren and Maurice A. Bowen, Agents**PROTESTORS (LIST COUNSEL) IF ANY: **None**SURROUNDING ZONING: **To the north is "B"; east is "C"; south is "AA";
and west is "AA" and "RB"**LAND USE: **Subject property and that to the north is vacant; east is ceramic
shop and vacant; south is drainageway and Turnpike; west is single-family,
duplex and vacant**

PLANNING COMMISSION RECOMMENDATION:

**WILKINSON moved and KRATZER seconded that the Planning Commission
recommend to the City Commission that this application be approved,
subject to the following: (See excerpt from Planning Commission
Minutes attached for conditions.)**

VOTE OF PLANNING COMMISSION: **Unanimous as to those voting. Bledsoe
abstained.**

**ACTION: 1. Approve the recommendation of the Metropolitan Area Planning
Commission; or
2. Return the application to the Metropolitan Area Planning Com-
mission for its reconsideration. The City Commission states the following
reasons for its action:**

EXCERPT FROM PLANNING COMMISSION MINUTES OF FEBRUARY 27, 1969:

- "22. Case No. DP-33 - Luis A. Casado and Jessee L. Graham request approval of a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT on property described as beginning 550 feet east of the northwest corner of the northwest quarter of Section 31, Township 27 South, Range 2 East of the 6th P.M., Sedgwick County, Kansas, thence south 1550 feet, thence west 160 feet, thence south to the center line of Gypsum Creek, thence northeasterly along the said center line of Gypsum Creek to its intersection with the east line of the west half of the northwest quarter of said Section 31, thence north to the northeast corner of said west half of northwest quarter of Section 31, thence west to the point of beginning, all in Sedgwick County, Kansas. Generally located on the south side of Harry in an area east of Mission Road.

GALBRAITH pointed out the area on the map and reviewed the following staff report:

Comments

1. Subject property is zoned "C" Commercial and "BB" Office and contains a net land area of 23.5 acres on which the applicant proposes to construct a golf park and entertainment center.
2. As a requirement under the CUP provisions of the Zoning Ordinance, a preliminary development plan has been submitted for review. The development plan indicates the required information, gross area, maximum building heights, maximum building coverage, proposed general uses, sign controls, building setback lines and screening controls, and is in general agreement with the comments made by the staff in the original review with the applicant.

It is the opinion of the staff that inasmuch as the construction of buildings and facilities for off-street parking will be limited to the north 600 feet of the application area that a waiver of the wall requirement along the west property line, except for the north 600 feet, would not adversely affect the adjacent properties to the west.

3. Due to the proposed uses indicated for Parcel A, it is the opinion of the staff that a detailed lighting plan should be submitted for review by the Planning Department and the Central Inspection Office prior to any construction or utilization of this area in order to provide the adjacent properties the best possible protection from the glare of lights at night.
4. It should be pointed out that an extensive drainageway crosses the southern portion of subject property. The Planning Department has been advised by the Flood Control office that any filling, change of grade or fencing in the area should require prior approval of their office as a condition of approval at the time of platting.

Recommendation

The Planning Department recommends that the development plan be approved with the understanding that such approval is given on the basis that this tract is under one ownership and control, and is in accordance with the intent of Section 28.04.190, of the ordinance to promote well-planned and well-organized commercial centers. It is further recommended that approval of the plan be given subject to the following conditions:

1. Waiver of the required 5' to 8' solid or semi-solid wall along the west property line, except the north 600 feet thereof.
2. Construction of a solid or semi-solid wall along the north 600 feet of the west property line prior to any utilization of the land for commercial purposes and/or parking.
3. Submission of a detailed lighting plan to the Planning Department indicating the location and height of light poles to be installed and, in addition, the direction of focus of the lights attached thereto.
4. Adding to General Provision No. 2 "No billboards shall be permitted".
5. Adding to General Provision No. 4 "of Section 28.04.190 of the Zoning Ordinance".
6. The wording under General Provision No. 5 shall be deleted in total and the following inserted: "A 5' to 8' solid or semi-solid wall of brick, stone, masonry, architectural tile or other similar material shall be constructed along the north 600 feet at the west side of the property. This condition shall be complied with prior to the occupancy of any building or use of miniature golf driving range, or utilization of parking on Parcels A, B and C.
7. Adding to General Provision No. 6, (See General Provision 10 for certain conditions).
8. Adding to General Provision No. 10, "Provided further, that no fencing or building shall be erected or constructed within the area to be designated as Floodway on the Final Plat, nor shall any change of grade, creation of channel or other work be carried on without the permission of the Wichita-Sedgwick County Flood Control Office, or their successors of office.
9. The development of this property shall be in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
10. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration.

GALBRAITH pointed out that it is also assumed that one of the conditions of approval is the platting of the application area. He stated further that Condition #8 should be amended to read as follows:

Adding to General Provision No. 10, "Provided further that no fencing or building shall be erected or constructed within the flood plain of the flood of record, nor shall any change of grade, creation of channel or other work be carried out until the plat is recorded.

He stated that until a plat is submitted, it is not known what specific requirements will be necessary with respect to the area designated as a "Floodway".

MAURICE BOWEN, one of the developers of the proposed project, said that it was his feeling the use proposed would not be detrimental to the surrounding residential area and would be a good use for this particular land considering that a major portion of the south end is floodway and has very limited use. He pointed out that an attempt has been made to design the activities proposed as far from residences as possible.

MRS. CHARLES PATE, resident on Mission Road, said she had no objection to the proposed use, but, was opposed to the construction of a 30-foot high fence at the property line between her home and subject property, and asked if it could be moved back onto the subject property rather than creating the feeling of being "boxed in" for the residents on Mission Road. She noted also that unless flood lights are positioned properly, they could be very objectionable from the standpoint of the adjoining residents.

GLENN ALBRIGHT, a resident of the area north of Harry, said he had no strong objections but did inquire as to what types of uses are planned, and asked if uses other than those listed on the CUP could be established once the plan is approved.

GALBRAITH reviewed the stated uses as shown on the CUP and said that an amendment would be required for uses other than those listed on the plan. He pointed out other aspects of the plan, such as a setback of 80 feet from the north property line, dedication of additional right of way, and a 10-foot landscaped area along the north property line.

In the discussion, it was pointed out that the property is zoned "C" with the exception of the west 150 feet of "BB" Office and would permit many uses more objectionable than what is proposed.

GEORGE MATTESON, owner of adjacent property to the east, said he had no objections to what is proposed but did inquire as to the access road as to how far into subject property it extended from the west end of the service road which he dedicated on his property.

GALBRAITH pointed out that the frontage road extends 130 feet from the east line of subject property, and that farther to the west is the major access from subject property to Harry Street. He stated that this plan for access to Harry has been approved by the Engineering and Traffic Engineering Divisions of the City.

GALBRAITH said that at the time of platting, sidewalks will have to be guaranteed and a petition for improvement of the frontage road submitted; also extension of water if necessary and extension of sewer.

MATTESON pointed out that there are no more than 75 cars per day in and out of his business and there will probably be as many as 500 cars from subject property and yet he is paying for the access road. GALBRAITH pointed out that the guarantee of the service road has been required in this area from other plats.

JOHN WELLS, Administrator of the Woodlawn Nursing Home, and also owner of a home in the area, said they have no strenuous objections, other than from the standpoint of the nursing home, it would not be desirable that there be any outside recreational activity, such as rides which were at Kiddieland or now at Joyland Amusement Park. He stated that another concern would be with respect to lights and noise level. Note

GALBRAITH pointed out that the uses listed do not include outdoor type amusements, but, that it is not specifically prohibited in the wording, and that it might be desirable to limit such uses to indoors.

MR. ALBRIGHT spoke again to voice opposition to any outdoor amusement activities such as referred to by Mr. Wells. It was the feeling that many people would object to such activity in the area. *Note*

BLEDSE noted that there would be danger of children being hit by golf balls unless the activity is properly fenced. GALBRAITH and BOWEN both pointed out the desire of the developers to construct a fence high enough to provide protection for all adjacent areas, and with respect to outdoor recreation activities, BOWEN said they have no intention at this time of establishing ride-type amusement activities. *Note*

In discussing the 30-foot fence further, MRS. PATE asked if an office building could be constructed in the "BB" zoning if the fence was constructed farther to the east of the property line and GALBRAITH answered that it would be possible but that there would be no access to a public street and that the CUP would have to be amended and a public street dedicated. He pointed out that it is not anticipated at this time that Osie Street would be extended into subject property and that at some future time, such street may be vacated from Mission Road east to subject property.

With respect to the height of the fence, BOWEN said that a 30-foot height had been arrived at after observing other driving ranges and their experience and from technical information they have considered. When questioned about landscaping, MR. BOWEN said that ultimately they plan for this area to resemble a park with landscaping, etc., but that of course it cannot all be accomplished in the first year.

BLEDSE noted that while the "BB" zoning was established as a buffer strip, with a fence along the west side of that property, it means that it is actually being used for the driving range use right up to the fence.

MRS. LARRY MC KOWN, a resident adjacent to subject area on Mission Road to the south, was much in favor of a fence across the south end of subject property to prevent children from entering the area and being endangered by golf balls.

WILKINSON observed that the objections seem to be of a technical nature which can be resolved and with respect to height of the fence, he suggested some leeway could be permitted.

MOTION: WILKINSON moved, KRATZER seconded and it carried unanimously as to those voting (Bledsoe abstained) that the Planning Commission recommend to the City Commission that this application be approved, subject to the following:

1. The application area shall be platted prior to any development.
2. Waiver of the required 5' to 8' solid or semi-solid wall along the west property line, except the north 600 feet thereof.
3. Construction of a solid or semi-solid wall along the north 600 feet of the west property line prior to any utilization of the land for commercial purposes and/or parking.

4. Submission of a detailed lighting plan to the Planning Department indicating the location and height of light poles to be installed and, in addition, the direction of focus of the lights attached thereto.
 5. Adding to General Provision No. 2 "No billboards shall be permitted".
 6. Adding to General Provision No. 4 "of Section 28.04.190 of the Zoning Ordinance".
 7. The wording under General Provision No. 5 shall be deleted in total and the following inserted: "A 5' to 8' solid or semi-solid wall of brick, stone, masonry, architectural tile or other similar material shall be constructed along the north 600 feet at the west side of the property. This condition shall be complied with prior to the occupancy of any building or use of miniature golf driving range, or utilization of parking on Parcels A, B and C.
 8. Adding to General Provision No. 6, (See General Provision 10 for certain conditions).
 9. Under Parcel B change the proposed land use to reflect indoor recreational uses.
 10. Adding to General Provision No. 10, "Provided further, that no fencing or building shall be erected or constructed within the flood plain of the flood of record, nor shall any change of grade, creation of channel or other work be carried out until the plat is recorded.
 11. The development of this property shall be in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
 12. Any major changes in this development plan shall be resubmitted to the Planning Commission and to the City Commission for its consideration".
-

February 28, 1969

Mr. Maurice A. Bowen
2221 Cardinal Drive
Wichita, Kansas 67204

subject: DP-33 - Golf Park Commercial
Community Unit Plan

Dear Mr. Bowen:

At its regular meeting on February 27, 1969, the Metropolitan Area Planning Commission considered the above captioned community unit plan. The action of the Planning Commission was to recommend that this application be approved subject to the following conditions:

1. The application area shall be platted prior to any development.
2. Waiver of the required 5' to 8' solid or semi-solid wall along the west property line, except the north 600 feet thereof.
3. Construction of a solid or semi-solid wall along the north 600 feet of the west property line prior to any utilization of the land for commercial purposes and/or parking.
4. Submission of a detailed lighting plan to the Planning Department indicating the location and height of light poles to be installed and, in addition, the direction of focus of the lights attached thereto.
5. Adding to General Provision No. 2 "no billboards shall be permitted".
6. Adding to General Provision No. 4 "of Section 28.04.190 of the Zoning Ordinance".

Mr. Maurice Bowen
February 28, 1969
Page 2

7. The wording under General Provision No. 5 shall be deleted in total and the following inserted: "A 5' to 8' solid or semi-solid wall of brick, stone, masonry, architectural tile or other similar material shall be constructed along the north 600 feet at the west side of the property. This condition shall be complied with prior to the occupancy of any building or use of miniature golf driving range, or utilization of parking on Parcels A, B and C.
8. Adding to General Provision No. 6, (See General Provision 10 for certain conditions).
9. Under Parcel B change the proposed land use to reflect indoor recreational uses.
10. Adding to General Provision No. 10, "Provided further, that no fencing or building shall be erected or constructed within the flood plain of the flood of record, nor shall any change of grade, creation of channel or other work be carried out until the plot is recorded.
11. The development of this property shall be in accordance with the development plan as approved by the Planning Commission, and any substantial deviation of the plan, as determined by the Superintendent of Central Inspection and the Director of Planning, shall constitute a violation of the building permit authorizing construction of the proposed development.
12. Any major changes in this development plan shall be re-submitted to the Planning Commission and to the City Commission for its consideration.

It is now necessary that ten revised copies of the community unit plan reflecting the Planning Commission action be submitted to our office prior to forwarding this matter to the Board of City Commissioners. If the corrected copies are submitted to our office by 5:00 p.m. on March 12, 1969, this matter will be forwarded to the City Commission for their regular meeting of March 18, 1969, at 9:00 a.m., Room 301 of the City Building at 204 South Main.

Sincerely,

Jack H. Galbraith
Senior Planner

JHG:js

Mr. Maurice A. Bowen
February 28, 1949
Page 3

cc: Luis A. Casado
14 English Avenue
Wichita, Kansas 67207

Russell O. Shogren
1331 Belleaire
Wichita, Kansas 67218

Jesse L. Graham
1403 Harding
Wichita, Kansas 67208

George F. Matteson
1135 South Woodlawn
Wichita, Kansas 67218

Mrs. Charles Pate
1714 South Mission
Wichita, Kansas 67207

Mrs. Larry McKown
1744 S. Mission
Wichita, Kansas 67207

Glenn W. Albright
5525 Grammar
Wichita, Kansas 67218

John Wells
Woodlawn Nursing Home, Inc.
1600 S. Woodlawn
Wichita, Kansas 67218

DP-33 - 123 NOTICES TO ADJOINING PROPERTY OWNERS MAILED 2-13-69 for MAPC 2-27-69.

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION
CITY BUILDING ANNEX, 104 South Main
Wichita, Kansas

February 13, 1969

NOTICE TO ADJOINING PROPERTY OWNERS:

The Wichita-Sedgwick County Metropolitan Area Planning Commission will consider the following item in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, at its meeting at 1:45 p.m. on February 27, 1969, at which time you may appear either in person or by agent or attorney, if you so desire.

DP-33 - Beginning 550 feet east of the northwest corner of the northwest Quarter of Section 31, Township 27 south, Range 2 east of the 6th P.M., Sedgwick County, Kansas, thence south 1550 feet, thence west 160 feet, thence south to the center line of Gypsum Creek, thence northeasterly along the said center line of Gypsum Creek to its intersection with the east line of the west half of the northwest Quarter of said Section 31, thence north to the northeast corner of said west half of northwest Quarter of Section 31, thence west to the point of beginning, all in Sedgwick County, Kansas. Generally located on the south side of Harry in an area east of Mission Road.

This Development Plan has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 24 acre commercial development for GOLF PARK AND ENTERTAINMENT CENTER and indicates specific locations for a proposed golf driving range, miniature golf, skating rink, theatre and restaurants. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, parking ratio, screening and fencing, lighting controls, and sign height limitation.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

123
C. BICKLEY FOSTER, Secretary

(_____) Published in The Daily Record on February 4, 1969)

OFFICIAL NOTICE

TO WHOM IT MAY CONCERN AND TO ALL PERSONS INTERESTED:

NOTICE IS HEREBY GIVEN THAT on February 27, 1969, at 1:45 p.m. the Wichita-Sedgwick County Metropolitan Area Planning Commission, in Room 401, City Building Annex, 104 South Main, Wichita, Kansas, will consider an application for a COMMUNITY UNIT PLAN - PLANNED COMMERCIAL DEVELOPMENT for property legally described as follows:

DP-33 - Beginning 550 feet east of the northwest corner of the northwest Quarter of Section 31, Township 27 south, Range 2 east of the 6th P.M., Sedgwick County, Kansas, thence south 1550 feet, thence west 160 feet, thence south to the center line of Gypsum Creek, thence northeasterly along the said center line of Gypsum Creek to its intersection with the east line of the west half of the northwest Quarter of said Section 31, thence north to the northeast corner of said west half of northwest Quarter of Section 31, thence west to the point of beginning, all in Sedgwick County, Kansas. Generally located on the south side of Harry in an area east of Mission Road.

This Development Plan has been submitted as required under the Community Unit Plan provisions of Section 28.04.190 of the Code of the City of Wichita. The Development Plan is on file in the office of the Planning Director, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, and is available for public information and review.

The Development Plan on file proposes a 24 acre commercial development for GOLF PARK AND ENTERTAINMENT CENTER and indicates specific locations for a proposed golf driving range, miniature golf, skating rink, theatre and restaurants. Included in the Development Plan is information concerning building setbacks, maximum ground coverage by structures, maximum gross floor area, parking ratio, screening and fencing, lighting controls, and sign height limitation.

This hearing is to be held as provided in Section 28.04.190 of the Code of the City of Wichita and the same will there be discussed and considered by the said Wichita-Sedgwick County Metropolitan Area Planning Commission. Those persons interested in this matter will be heard at that time.

WITNESS MY HAND AND SEAL this 30th day of January, 1969.

C. Bickley Foster, Secretary
Wichita-Sedgwick County Metro-
politan Area Planning Commission

(SEAL)

January 23, 1969

Mr. Russell O. Shogren
3351 Bellaire
Wichita, Kansas 67218

Dear Mr. Shogren:

Re: DP-33 - Golf Park Commercial
Community Unit Plan

Yesterday, we reviewed your submission of the Community Unit Plan for "Golf Park" with Dick Linn and M. S. Mitchell of the Department of Public Works. In our discussion, it was determined that several items should be pointed out now, however, that they would later be required as conditions of platting. Specifically, it was pointed out that subject property is in an area that will be subject to storm sewer benefit assessments and that the storm sewer will be constructed in a drainage easement that will be required on the east side of the plat. Although easements will be determined at the time of platting, it was thought that a 10-foot utility easement would be required on both the east and west sides, with an overlapping 30-foot drainage easement on the east. Minimum pad elevations and a designated "floodway" approximately below the 32-foot contour will also be discussed at the time of platting. Regarding the "floodway", it was mentioned that no fence should be permitted to be constructed in the "floodway" and that spacing information of the proposed trees should be provided.

Although we are encouraged with the proposed uses of land and the general layout, several items need to be clarified prior to advertising for public hearing and forwarding the plan to the Planning Commission. Our main concern is your attached letter requesting that the required wall along the west line be waived. The purpose of the entire CUP section, and especially Subsection 8, "Screening and Landscaping", is to promote well-planned and well-organized commercial areas and to protect surrounding residential areas. In our opinion, your development is not unusual and, as indicated in "Subsection 9", the objectives of the Master Plan and good planning practices cannot be furthered by this waiver and the

Page 2 - Russell O. Shogren
January 23, 1969

elimination of the required wall next to your proposed parking for the north 600 feet of the west side. If you are interested in reviewing a required wall where homes back into a parking area and commercial development, you might desire to review the Sweetbriar Shopping Center at the northwest corner of Amidon and 21st Street. A wall has been constructed along the north and west sides of the development. Although we cannot support your request for the north 600 feet, we will recommend the waiver for the remainder of the area, provided that no fence be constructed in the area to be designated as "floodway" and provided that plans and information are submitted as to the type of fence proposed and a landscape plan is submitted showing type and spacing of trees proposed in the driving range area. Our recommendation to the Planning Commission will be that the 10-foot planting strip for the north 600 feet be eliminated and that the following be placed under General Provisions:

A 5'-8' solid or semi-solid wall of brick, stone, masonry, architectural tile or other similar material shall be constructed along the north 600 feet at the west side of the property. This condition shall be complied with prior to the occupancy of any structure or the utilization of parking on Parcel B.

Additional information as to type of fence to be installed along the west is also necessary, and there should also be a statement on the plan under "General Provisions" that no fence will be constructed in the "floodway". Again, the type and spacing of trees in the driving range area should also be shown.

It is our recommendation that the plan be amended as follows:

Under "General Provisions" state that drainage will be handled in the manner as approved in the Final Plat.

Under "General Provisions" add--The transfer of title of all or any portion of the land included within the CUP does not constitute a termination of the plan or any portion thereof, but said plan shall run with the land for commercial development and be binding upon the present owners, their successors and assigns, and their lessees, unless amended.

Page 3 - Russell O. Shogren
January 23, 1969

Under "General Provisions" add to the first sentence regarding advertising signs----, east of "BB" zoning and shall not exceed 30 feet in height.

Eliminate the dimension and separation on the approach to Barry, as this will later be determined on the plat.

We suggest a building height for each parcel - 35-foot maximum.

Add to Parcel "A" that buildings will be located in the "C" Commercial zone.

Under Parcels "B" and "C" add the word "maximum" after the square feet of gross floor area.

Under Parcel "C" we will recommend that the "number of carry-out food service" or drive-in restaurants not exceed one. The reason for this is to eliminate a series of drive-in restaurants.

Since the Zoning Ordinance is not clear as to the required number of parking spaces for golf driving ranges and miniature golf courses, we recommend that you state the number of spaces that will be provided for these uses.

Under Parcels "A" and "B" add Parking Ratio as required by ordinance.

These are the changes that we recommend at this time, however, one item that has not been referred to on the plan is the location, type and method of handling lighting for the miniature golf and driving range so as not to be objectionable to the existing residences to the west and the proposed residences to the north. We recommend that, at least prior to development and preferably prior to the approval of the final plan, "Lighting Plans" prepared by a lighting company be submitted for review and approval.

It is now necessary that 15 copies of the corrected development plan be submitted to our office no later than 5:00 p.m. on January 29, so that this matter can be scheduled for the Planning Commission meeting on February 27, 1969.

Page 4 - Russell O. Shogren
January 23, 1969

A marked copy of the preliminary development plan is enclosed for your review so that corrections and additions can be made. If you have any questions concerning this matter, please call.

Sincerely,

Jack H. Gelbraith
Senior Planner

JHG:ber

Attachment

cc: Maurice A. Bowen
2221 Cardinal Drive
Wichita, Kansas 67204

Luis A. Casado
14 English Avenue
Wichita, Kansas

Jessee L. Graham
1403 Harding
Wichita, Kansas

APPLICATION FOR COMMUNITY UNIT PLAN
(PLANNED RESIDENTIAL OR COMMERCIAL DEVELOPMENT)
FOR PROPERTY LOCATED WITHIN THE LIMITS OF THE
CITY OF WICHITA, KANSAS

This is an application for a Community Unit Plan - Planned Development. The form must be completed and filed at the Planning Department, Room 402, City Building Annex, 104 South Main, Wichita, Kansas, in accordance with directions on the accompanying instruction sheet. AN INCOMPLETE APPLICATION CANNOT BE ACCEPTED.

I. Name of applicant or applicants and/or their agent or agents.

- a. Applicant Luis A. Casado
Address 14 English Avenue, Wichita, Kansas Phone MU2-7602
Agent Russell O. Shogren
Address 3351 Bellaire, Wichita, Kansas Phone MU 2-4391
- b. Applicant Jessee L. Graham
Address 1403 Harding, Wichita, Kansas Phone MU2-8561
Agent Maurice A. Bowen
Address 2221 Cardinal Drive, Wichita, Kansas Phone TE 8-4453
- c. Applicant _____
Address _____ Phone _____
Agent _____
Address _____ Phone _____

(Use separate sheet if necessary for names of additional applicants)

II.A The applicant hereby requests Community Unit Plan approval on
West 150' "BB"
property zoned East 540'± "C" and legally described as Lot(s)

_____, Block(s) _____
_____. Addition.

(If appropriate, metes and bounds description may be provided in
the space below or on an attached sheet.)

Beginning 550 Feet East of the Northwest Corner of the Northwest Quarter of Section 31, Township 27 South, Range 2 East of the Sixth Principal Meridian, Sedgwick County, Kansas, thence South 1550 Feet, thence West 160 Feet, thence South to the center line of Gypsum Creek, thence Northeasterly along the said center line of Gypsum Creek to its intersection with the East line of the West Half of the Northwest Quarter of said Section 31, thence North to the Northeast Corner of said West Half of Northwest Quarter of Section 31, thence West to the place of beginning, all in Sedgwick County, Kansas.

OK
for
legal

II.B There are 23.5 acres (round to nearest tenth) in the above
described property.

III. This property is located at (address) _____.

The general location is (use appropriate section) NW 1/4 Sec. 31, Twp 275, R. 2E.

a. ~~At the~~ 125' East of corner of Mission Road
and Harry Street; or

b. on the South side of Harry Street (Ave.,
Street) between _____ (Ave., Street) and
_____ (Ave., Street).

IV. I (we), the applicant(s), acknowledge receipt of the instruction sheet explaining the method of submitting this application. I (we) realize that this application cannot be processed unless it is completely filled in and accompanied by a current abstractor's certificate as required in the instruction sheet.

By *Paul C. Hepler*
Authorized Agent (if any)

By *Maurice C. Bona*
Authorized Agent (if any)

By _____
Authorized Agent (if any)

By _____
Authorized Agent (if any)

V. OFFICE USE ONLY

This application was received at the Planning Department at
12:30 (AM, PM) on 1-9-69 (Day, Month,
Year). It has been checked and found to be complete and accom-
panied by required documents and the appropriate fee of
\$ none req.

John D. Hunt Name
Planner Title

January 9, 1969

Wichita Planning Commission
City of Wichita
Wichita, Kansas

Gentlemen:

This is a request for waiver of Community Unit Plan Regulations Section 28.04.190, Paragraph B.8.a.3., in accordance with Paragraph B.9.

It is our intent with the attached proposal to provide a commercial development that is appropriate to the neighborhood and includes the necessary provisions to insure against diminution in value of surrounding residential property.

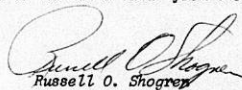
In accordance with Paragraph B.8.a. and Paragraph B.8.a.3., a masonry wall is prescribed along the west boundary of the proposed Community Unit Plan property for the purpose of preventing the passage of debris. In lieu of a masonry wall, a 10' planning/shrubbery strip is proposed along the north 600' of the west boundary. The shrubbery planning strip will provide a separation of the parking and general building area from the adjacent multiple dwelling area. This will accomplish the objective of the code, "to prevent the passage of debris." But even more important, the shrubbery will offer a more attractive back yard line for the adjoining apartments than the masonry wall. The buildings in the proposed commercial development will be at least 150' east of the west boundary and none of the buildings in the adjacent parcel will be backed toward the residential area.

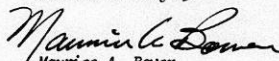
On the south end of the west boundary, protective fencing is proposed which is necessary regardless of any other considerations. Fencing for the first 450' south of the planning strip will not be in excess of 30' high and the remainder to be fenced will not be in excess of 8' high. This is the driving range and, as such, there will be no buildings or activity in this area. Tree rows are provided, as shown in the attached drawing, that will serve to better define the driving range area. Debris will not be a problem in this area; however, the fence will meet this requirement and the area will be well manicured and landscaped thus providing a quiet, attractive backdrop for the adjoining property.

A masonry wall could only generate more cost for the development and even more important, we sincerely believe it will detract from the adjoining residential property. In addition to the above, consideration should be given to the fact that many of the adjacent homes along

Wichita Planning Commission
January 9, 1969
Page 2

the west boundary already have fences or tree rows established which might have to be removed for a wall. Also a wall could create utility problems on the easement between the properties and if the wall were to be set in several feet, it could create a "no man's land" from the standpoint of upkeep.


Russell O. Shogren


Maurice A. Bowen

STATEMENT OF OWNERSHIP

STATE OF KANSAS)
) SS
 SEDGWICK COUNTY)

The undersigned duly bonded and qualified abstractor within and for the County and State aforesaid, does hereby certify:

That we have examined the records in the office of the Register of Deeds of Sedgwick County, Kansas, with reference to the ownership of the following property in Sedgwick County, Kansas, viz:

Property lying within a radius of 750 ft of:

Beg 550 ft E of NW cor of NW $\frac{1}{4}$ of Sec 31-27-2 E; th S 1550 ft; th W 160 ft; th S to center line Gypsum Creek; th NELY along sd center line sd Gypsum Creek to its intersection with the East line of W $\frac{1}{2}$ NW $\frac{1}{4}$ sd Sec 31; th N to NE cor sd W $\frac{1}{2}$ NW $\frac{1}{4}$ Sec 31; W to beg.


Fidelity
Title
Company,
inc.

And from such examination find that the owners thereof are as set opposite the description of the property below, viz: (Addresses as given are furnished as a service and not certified.)

C-21727-59

Beg 550' E of NW cor NW $\frac{1}{4}$ Sec 31-27-2E; S 1550 ft; W 160 ft; S to cen Gypsum Creek; NELY along sd cen line sd Creek to its intersection with the E line W $\frac{1}{2}$ NW $\frac{1}{4}$; N to NE cor sd W $\frac{1}{2}$ NW $\frac{1}{4}$; W to beg.

Jesse L. Graham &
 Luis A. Casado
 302 N. Main 67202

C-21727-60

W $\frac{1}{2}$ of NW $\frac{1}{4}$ Sec 31-27-2E; exc part N of Creek & exc CCA 55770, KTA & exc CCA 55094.

Gabriel E. Drollinger
 1522 Columbia Rd.,
 Loveland, Ohio

C-21727-24

Beg 1550 ft S of NW cor NW $\frac{1}{4}$ Sec 31-27-2E; th S 194 ft; E 390 ft; N 194 ft; W to beg.

City of Wichita



LOT	BLK	ADDITION	OWNER
1 & 2,	1	GRILLOT	✓ Floyd B. & Margaret A. Grillo 814 S. Woodlawn 67218 ux
1, 2, 11, 12, 13, & Res A,	2		∇ Floyd B. & Margaret A. Grillo
3,	2		✓ Patann Investments, Inc. 2346 S. Poplar St. 67211

LOT	BLK	ADDITION	OWNER
1	A	<u>Grillot 2nd.</u>	✓ Floyd B. & Margaret A. Grillot 814 S. Woodlawn 67218 ux
1	A	<u>Matteson</u>	✓ George F. & Betty F. Matteson, 1135 S. Woodlawn 67218 ux
1 & 2,		<u>LINCOLN HILLS 3rd.</u>	✓ E. Pearl McVicar 6505 E. Harry 67207
3, 4, 5, 6,			✓ G. S. Baltzley, Inc. 511½ N. Hillside 67214
7			✓ D. G. & Marjorie B. Jones, ux 6141 Fairfield Rd. 67204
8			✓ G. S. & Vada M. Blatzley, ux 511½ N. Hillside 67214
9			✓ Charles W. & Beverly A. Martin 1656 S. Mission 67207 ux
10			✓ Ernest G. & Martha A. Hoffman, 1662 S. Mission 67207 ux
11		X	✓ W. L. & Charlotte A. Herrold, 1668 S. Mission 67207 ux
12			✓ J. D. & Patricia A. Newman, ux 3433 E. Pine 67208
13			✓ Lester T. & Georgia Burnette, 1708 S. Mission 67207 ux
14			✓ Charles C. & Joyce E. Pate, ux 1714 S. Mission 67207
15			✓ Dennis W. & Willie M. Miller, 1720 S. Mission 67207 ux
16			✓ Gerald M. & Gael G. Fletcher, 803 Wiley 67203 ux
17			✓ Geraldine A. Bryan 1732 S. Mission 67207
18 & N 16' of 19			✓ Charles W. & Carolyn L. Riggle, 1738 S. Mission 67207
19, exc N 16', & N½ vac St adj.			✓ Larry & Sandra McKown, ux 1744 S. Mission 67207
20, exc S 75', & S½ vac St adj.			✓ Gail Allen Knudsen & Barbara Jean Knudsen, ux 1806 S. Mission 67207
S 75' of 20 & all 21, exc beg at SW cor Lot 21; th N 50'; SW to pt of beg.			✓ Kristjan J. Thorsteinson & Reta Thorsteinson, ux 1814 S. Mission 67207
1	Blk 1,	<u>LINCOLN HILLS 2nd.</u>	✓ Woodlawn Nursing Home, Inc. 1600 S. Woodlawn 67218
2 & 3,	" "		✓ Graham Construction Co., Inc. 1403 N. Harding 67208
4,	" "		✓ Casado, Inc. 302 N. Main 67202
5,	" "		✓ Marie Cobb, % Marie Tinney 945 Geo. Wash Blvd. 67211
6,	" "		✓ Paul W. & Thomasine M. Vanatta 1654 S. Woodlawn 67218

LOT	BLK	ADDITION	OWNER
7	1	<u>LINCOLN HILLS 2nd.</u>	Richard D. Dodson & Marie Sue Dodson, ux 1660 S. Woodlawn 67218
8	1		✓ Cecil L. & Marie McClaren, 366 S. Minnesota 67211 ux
9	1		✓ Kenneth B. & Helen E. Case, 1667 S. Mission 67207 ux
10, exc N 2.25',	1		✓ Harold N. Arrington & Cecilia A. Arrington, ux 1661 S. Mission 67207
11 & N 2.25' of 10,	1		✓ Vernon E. Roush & R. Janell Roush, ux 1665 S. Mission 67207
12 & 13,	1		✓ G. S. & Vada M. Baltzley, ux 511½ N. Hillside 67214
14 & 15,	1		✓ Marjorie B. Jones 511½ N. Hillside 67214
1	2		✓ Vernon & Elouise Martin, ux 1704 S. Woodlawn 67218
2	2		Richard D. Scherer & Dorothy L. Scherer, ux 1708 S. Woodlawn 67218
3	2		Victor Winter & Geraldine J. Winter, ux 1714 S. Woodlawn 67218
4	2		✓ Harold H. Keely & Hazel Maxine Keely, ux 1720 S. Woodlawn 67218
5	2		✓ Lewis E. Worford & Leora J. Worford, ux 1726 S. Woodlawn 67218
6	2		✓ Bruno A. & Helen L. Ebel, ux 1732 S. Woodlawn 67218
7	2		✓ Mary E. McMaster 1738 S. Woodlawn 67218
8	2		✓ Herbert L. Murray & Mary Elizabeth Murray, ux 3108 S. Yale 67210
9	2		✓ James P. & Barbara L. Green, 6422 E. Funston 67207 ux
10	2		✓ Ellis D. & Maxene V. Adams 1737 S. Mission 67207 ux
11	2		✓ Leroy & Vivian G. Showalter 1731 S. Mission 67207 ux
12	2		✓ John P. & Lucille Flinn, ux 5051 E. Lincoln 67218
13	2		✓ Frank L. Robbins & Esther P. Robbins, ux 1719 S. Mission 67207
14	2		✓ Charles F. & Alice F. Byers, 1713 S. Mission 67207 ux

LOT	BLK	ADDITION	OWNER
15	2	<u>LINCOLN HILLS 2nd.</u>	Larry Gene Rector & Karen G. Rector, ux 1707 S. Mission 67207
16	2		Georgia A. Culp, wdo. 1701 S. Mission 67207
1	3		Hugh M. & Lurlee A. Harden, ux 1802 S. Woodlawn 67218
2	3		William C. & Louise E. Mierau, 605 E 69th St. N. 67219 ux
		Beg at SW cor Lot 4; Blk 3; N 55.5'; Ely 142.08' to a pt in Sly line Lot 4; th SWly to beg.	Robert L. & Frances V. Ohm, ux 1813 S. Mission 67207
		Lot 3, exc prt N of a line extended from a pt 3.55' S of NE cor; Wly 10.42' to a pt in N line Lot 3,	Robert L. & Frances V. Ohm, ux 1813 S. Mission 67207
		Beg at NE cor Lot 3; th S along E line Lot 3 a distance of 3.55'; th Wly 10.42'; to a pt in Nly line Lot 3; NELY to beg.	David M. & Ruth L. Houghland, <u>No Address Available</u> ux
		Prt of Lots 3 & 4, Blk 3, desc as fol: Beg at NW cor Lot 4; th S along Wly line sd Lot 4 a distance of 81.5'; th Ely 152.5' to a pt in Ely line Lot 3 & 355' S of NE cor sd Lot 3; th N along Ely line Lots 3 & 4 a distance of 80.55' to NE cor Lot 4; th W along Nly line Lot 4 a distance of 152.5' to beg.	Thelbert M. & Marilyn Trimmell 1801 S. Mission. ux 67207

LOT	BLK	ADDITION	OWNER
1	7	<u>PURCELL'S 8th</u>	Wayne E. & Carol A. Cook, ux 1628 Windsor 67218
2	7		James & Margaret A. Bailey, ux 1634 Windsor 67218
3	7		William S. & Jenny Lea Nigh, ux <u>No Address Available</u>
4	7		Cleve R. & Atha M. Tolleson, ux 1646 Windsor 67218
5	7		Roger E. & Charlotte L. Jones, 1652 Windsor 67218 ux
6	7		Bob J. & Della J. Miller, ux 1658 Windsor 67218
7	7		James M. & Rita Delores Boyer, 1664 Windsor 67218 ux
8	7		Robert T. & Marie H. Brown, ux 1670 Windsor 67218
9	7		Howard Richard Clements & Donna Marie Clements, ux 1627 S. Woodlawn 67218
10	7		Shirley M. Fowler, sgle. <u>No Address Available</u>

LOT	BLK	ADDITION	OWNER
11	7	<u>PURCELL'S 8th.</u>	✓ Robert & Carolyn Logan, ux 1639 S. Woodlawn 67218
12	7		✓ Richard L. & Erma Williams, ux 1645 S. Woodlawn 67218
13	7		✓ J. Woodrow & Geneva Hipp, ux 818 S. Woodlawn 67218
14	7		✓ Adm. of Veterans Affairs 5500 E. Kellogg 67218
15	7		✓ John W. & Dortha E. Taylor No Address Available
16	7		✓ Lester S. & Mabel L. Gimpel, ux 1669 S. Woodlawn 67218
1	8		✓ Floyd Glenn Allan & Dorothy Lee Allan, ux 150 N. Oliver 67208
2	8		✓ Eldon L. & Betty Jo Ramsdale, ux 1708 Windsor 67218
3	8		✓ Ernest Thomas Solomon & Evelyn M. Solomon, ux 1714 Windsor 67218
4	8		✓ John J. & Doris A. Moran, ux 1720 Windsor 67218
5	8		✓ Lucy R. Davidson & Helen R. Pacheco, jt. 1726 Windsor 67218
6	8		✓ Kenneth H. & Sandra S. Eastl, 1732 Windsor 67218 ux
7	8		✓ Norris E. & Arla J. Weiss, ux 1738 Windsor 67218
8	8		✓ Helen Bernadine Jones, sgle. % Mrs. W. L. Jones, Sr. 1744 Windsor 67218 <i>returned 2-17-69</i>
9	8		✓ Ralph O., Jr & Gwendolyn Pruitt, 1750 Windsor 67218 ux
10	8		✓ Thomas E. & Peggy A. Holmes, ux 1701 S. Woodlawn Blvd. 67218
11	8		✓ Richard J. & Bernita P. Cooke, 1707 S. Woodlawn 67218 ux <i>returned 2-17-69</i>
12	8		✓ John P. & Kathryn E. Deichman, 1713 Woodlawn 67218 ux
13	8		✓ Raymond Earl & Darlene Franz, ux 1719 S. Woodlawn 67218
14	8		✓ David H. & Michiko Bernal, ux 1725 S. Woodlawn 67218
15	8		✓ L. Maurine Hetchett, sgle. 1731 S. Woodlawn 67218
16	8		✓ Charles E. _____, sgle No Address Available
17	8		✓ Oran R. & _____, ux 1743 S. Woodlawn 67218 <i>321 Callahan Dr 3441 N. Hoover 05</i>

LOT	BLK	ADDITION	OWNER
18	8	<u>PURCELL'S 8th.</u>	Arnold Clarence Galliher, Anna Marie Galliher, ux 1138 S. Edgemoor 67218
1	C	<u>REPLT BUILDER'S 8th.</u>	Milford D. & Isabelle Burgess, 1802 Windsor 67218 ux
2	C		Joseph M. & Thelma Mullen, ux 1808 Windsor 67218
3	C		Delbert L. & Shirley A. Bailey, 1519 S. Parkwood 67218 ux
4	C		John W. & Elizabeth M. Burnett, 1820 Windsor 67218 ux
5	C		John J. & Mildred M. Hamilton, 1826 Windsor 67218 ux
6	C		LaVern C. & M. Frances Sanger, 1832 Windsor 67218 ux
7	C		Elmer & Mary M. Gosselin, ux 1844 Windsor Crt. 67218
8	C		Dolores H. Brown 1840 Windsor Rd. 67218
9	C		Charles V. & Carol J. Thom, ux 1868 Windsor Crt. 67218
10	C		Marvin L. Van Benthuyzen & Virginia Van Benthuyzen, ux 1864 Windsor Crt. 67218
11	C		Michael J. Egan, sgle 1860 Windsor Crt. 67218
12	C		Harry T. & June E. Baird, ux 1856 Windsor Crt. 67218
13	C		Donald D. & Patty M. Waits, ux 1852 Windsor Crt. 67218
14	C		James H. Wasson, sgle, 1848 Windsor Crt. 67218
15	C		Ivan F. & Lorraine L. Wiseman, ux 1144 Waverly 67218
16	C		Ivan F. & Lorraine L. Wiseman, ux 1144 Waverly 67218
17	C		Royal L. & Julia A. Inde, ux No Address Available
18	C		Kenneth E. & Betty M. Johnson, ux 1821 S. Woodlawn 67218 ux
19	C		Leland B. & Frelon M. Evans, ux 2174 S. Glendale 67218
20	C		Ernest E. & Edna Breeden, ux 1807 S. Woodlawn 67218
21	C		Frank D. & Barbara J. Blain, ux No Address Available

Blk 5, Lincoln Hills Addition.

✓ Jesse L. Graham &
Luis A. Casaco
302 N. Main 67202

Block 3, Eastlink Village Addition.

✗ Board of Park Commissioners,
City of Wichita

East 200 ft of Res in Purcell's 8th Add.,
exc N 125 ft of E 125 ft., in Blk 4.

✓ R. L. & Jessie M. Behl, ux
D. H. & Viola V. Griffiths, ux
2858 Ellis 67216

N 125 ft of E 125 ft of Res., Blk 4, in
Purcell's 8th Add.

✓ George A. Farha & S. Jim Farha
959 N. Emporia 67214

LOT	BLK	ADDITION	OWNER
7	1	<u>EASTLINK VILLAGE 2nd.</u>	✓ John E. MacKenzie & Judith A. MacKenzie, ux 1128 Barlow 67207
8	1		✓ L. E. Forsse, Inc. 4601 E. Douglas 67209
9	1		✓ John E. & Betty R. Reep, 820 N. Pinecrest 67208 ux
10	1		✓ Peter John Ohland & E. Jeanne Ohland, ux 1204 Barlow 67207
11	1		✗ Gerard D. & Eva Abbenis, No Address Available ux
12	1		✓ Glenn W. Albright & Waleah L. Albright, ux 5525 Gramar 67218
13	1		✓ M & B Investments, Inc. 359 S. Hydraulic 67211
14	1		✗ Richard L. Purcell & Sondra L. Purcell, ux No Address Available
15	1		✗ Thompson Development Co., No Address Available Inc.
16	1		✓ Jewel W. Massey & Pauline S. Massey, ux 2714 Glen Oaks Dr. 67216
17	1		✓ McClellan Constr., Inc. 1140 Apache 67207 <i>returned 2-17-69</i>
18	1		✗ Donald L. Crandell & Marjorie J. Crandell, ux No Address Available
11	2		✓ Harold H. & Margaret Cone, 1809 S. Glendale 67218 ux
12	2		✓ Floyd W. & Mary E. Waldrip 1200 Apache 67207 ux
13	2		✓ Dale E. Wallace & Margaret T. Wallace, ux 1204 Apache 67207
14	2		✓ M & B Investment, Inc. 359 S. Hydraulic 67211

LOT	BLK	ADDITION	OWNER
15	2	<u>EASTLINK VILLAGE 2nd.</u>	✓ Peter & Elena Salmeron, ux 680 1/2 Grand 67218
16, 17, 18, 19,	2		✓ Charles L. & Mary A. Morley, 1260 E. 127th St; etal. 67207
19, 20, 21 & 22,	4		✓ M & B. Investment, Inc. 359 S. Hydraulic 67211
1, 2, 3, 4, 5,	5		✓ Faith Chapel, a Ks. Corp. 209 New York Ave. 67214
Blk 1,		<u>EASTLINK VILLAGE 4th.</u>	X Shawnee Gardens, Inc. No Address Available
South 80 rds of West 100 rds of SW 1/4 Sec 30-27-2E., except Eastlink Village 1st, 2nd. & 4th Add.			✓ John Morley R # 5, Box 99, Wichita, Ks.

Dated at Wichita, Kansas this 23rd day
of December, 1968 at 7:00 A. M.

FIDELITY TITLE COMPANY, INC.

By Elie M. Fancee OEM

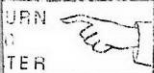
Tracer # 92490

WICHITA—SEDGWICK COUNTY



METROPOLITAN AREA PLANNING
COMMISSION

CITY BUILDING ANNEX
104 S. MAIN ST.
WICHITA, KANSAS 67202



Important! Notice of Hearing Enclosed

- Moved, left no address
- No such number
- Moved, not forwardable
- Addressee unknown

87058

DP-33

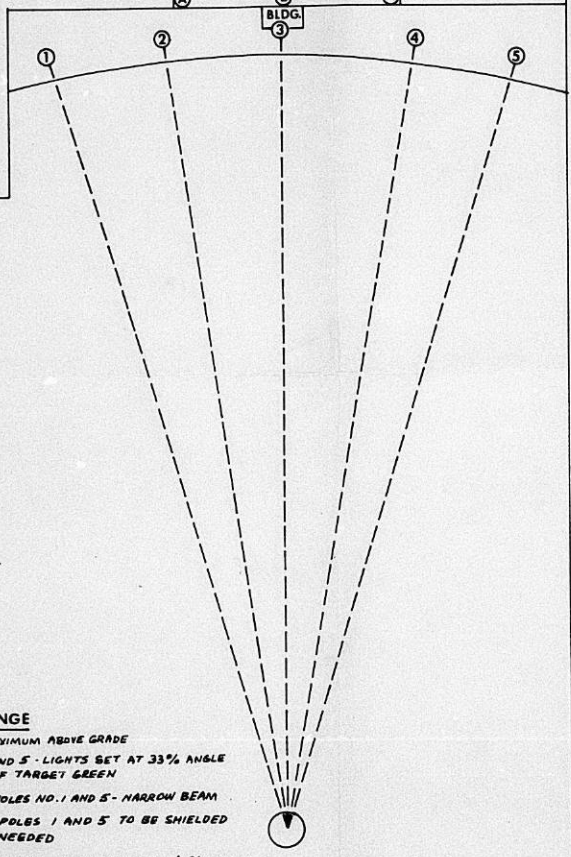
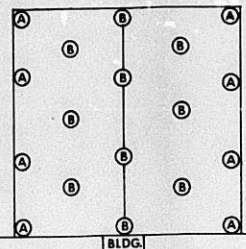
McClellan Construction, Inc.
1140 Apache
Wichita, Kansas 67207



Lighting Plan
 DP-33 Golf
 Park CUP

OFFICE COPY
 DO NOT REMOVE

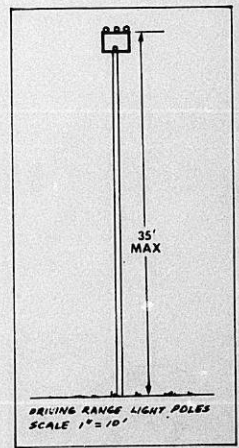
MINIATURE GOLF
 *POLE HEIGHT - 14 FT.
 *OUTSIDE POLES (A) DOWN LIGHT
 *INSIDE POLES (B) 2 ARMS WITH DOWN LIGHTS



- DRIVING RANGE**
- POLES 35' MAXIMUM ABOVE GRADE
 - POLES NO. 1 AND 5 - LIGHTS SET AT 33% ANGLE TO CENTER OF TARGET GREEN
 - FIXTURES ON POLES NO. 1 AND 5 - NARROW BEAM
 - FIXTURES ON POLES 1 AND 5 TO BE SHIELDED ON WEST AS NEEDED
 - POLES NO. 2 AND 4 - LIGHTS SET AT 7 1/2% ANGLE TO CENTER OF TARGET GREEN

GOLF PARK LIGHTING PLAN
 McMILLEN ELECTRIC CO

GENERAL
 *LIGHTING, PER NATIONAL CODE
 *BREAKERS AND SWITCHES LOCATED IN BUILDING



- PROPOSED LAND USE
 - GOLF DRIVING RANGE
 - PARKING IN ONE SECTION 150' BETWEEN 150' GIVEN TIME 30'
- PARCEL B**
- AREA
 - TOTAL NET AREA
 - GRASS FLOOR AREA
 - PERCENT LAND
 - SETBACKS
 - BUILDING SETBACK
 - BUILDING SETBACK
 - BUILDING HEIGHT
 - PROPOSED LAND USE
 - INDOOR RECREATION
 - INDOOR GOLF
 - PARKING RATIO

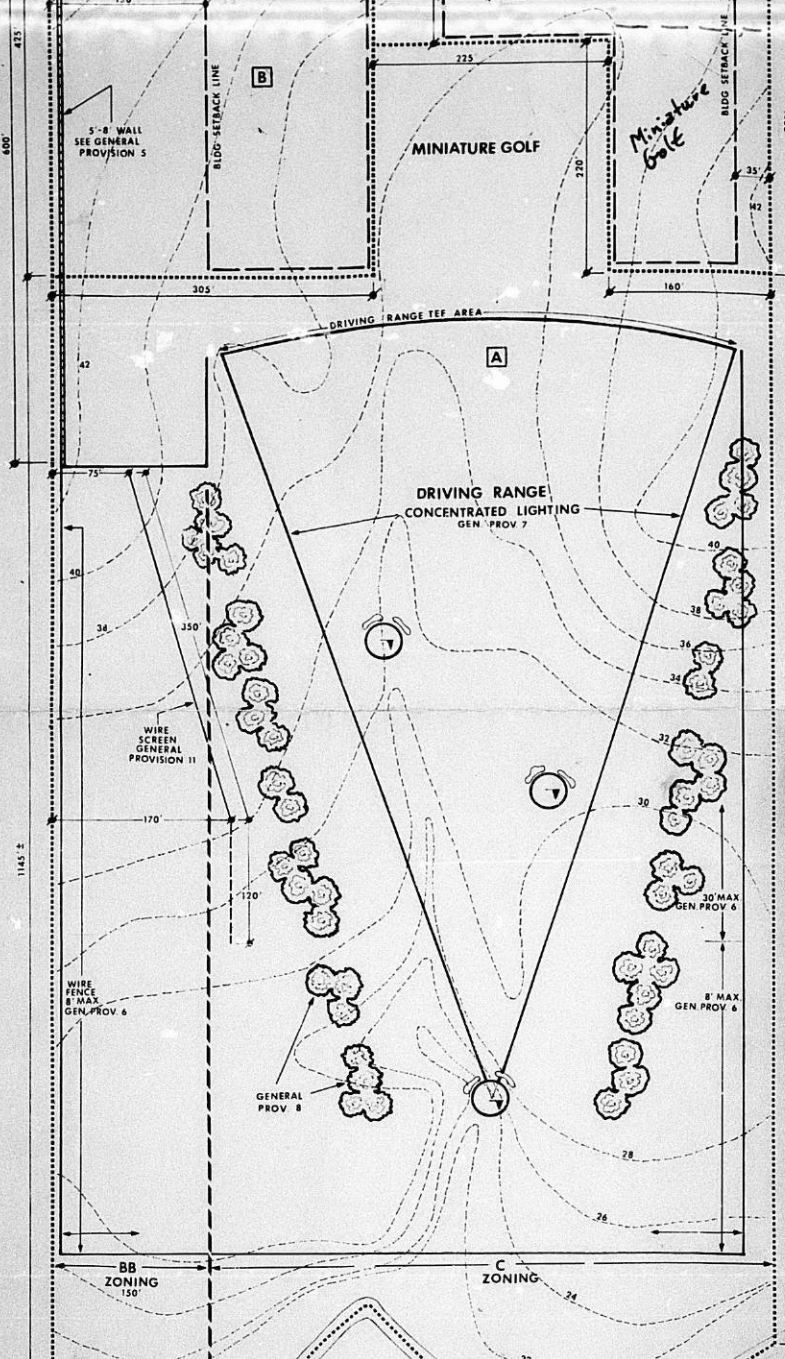
- PARCEL C**
- AREA
 - TOTAL NET AREA
 - GRASS FLOOR AREA
 - PERCENT LAND
 - SETBACKS
 - BUILDING SETBACK
 - BUILDING SETBACK
 - BUILDING SETBACK
 - BUILDING HEIGHT

Includes Miniature Golf (See Memo) 12/22/70

- PROPOSED LAND USE**
- ENTERTAINMENT CENTER
 - CARRY-OUT FOOD
 - PARKING RATIO

GENERAL PROVISIONS

1. PORTIONS OF PARKING UNTIL WILL BE COMPLETED
2. ADVERTISING SIGNAGE AND ONLY SEWAGES WILL BE PLACED ON BILLBOARDS
3. TOTAL NET LAND 13.5 ACRES.
4. A PLANTING PROVIDED ALONG SUBSECTION B.
5. A 5' TO 8' SOLID TILE DRAINAGE 600 FEET AT WITH PRIOR TO DRIVING RANGE
6. A WIRE FENCE AS INDICATED, AS BEING HURT BY OF BALLS AND DRIVING THE IN HEIGHT. FEET IN THE SOUTH END. 8 FT. IN HEIGHT. MINIMUM QUALITY (CONDITIONS)
7. OVERHEAD LIGHTS AND DIRECTED TO PLAYING IMMEDIATELY TO A COMMON INDICATED
8. TREES SHALL BE TREES WILL BE DIFUSE LIGHTS TREES WILL BE THIN ADJACENT TREE LOSS. OF ANY PARTICULAR ATTRACTIVENESS RUSSIAN OLIVE SYCAMORE.
9. THE TRANSFER WITHIN THE OR ANY PORT FOR COMMERCIAL OWNERS. THEY AMENDED.
10. DRAINAGE WILL BE PLAT, PROVIDED CREATED OR RECORD UNTIL CREATION OF CH PLAT IS REQUIRED
11. A SAFETY SCREEN FROM THIS FENCE SOUTH EXTENDED SOUTH AS SOUTH IF THE



APPROVED SUP

MAPC Approved 2-27-69
 BCC Approved 3-18-69

COMMUNITY UNIT PLAN FOR

GOLF PARK & ENTERTAINMENT CENTER

DEVELOPERS - RUSSELL O. SHOGREN AND MAURICE A. BOWEN

Superseded

HARRY DRIVE

PARCEL A

AREA

- TOTAL NET AREA - 788,300 SQ. FT. ± OR 18.1 ACRES
- COVERED FLOOR AREA - LESS THAN 1% OF TOTAL LAND AREA

SETBACKS

- BUILDINGS IN THIS PARCEL WILL HAVE SETBACKS IN EXCESS OF 35'
- BUILDINGS WILL INCLUDE GOLF SHOP, CONCESSION, REST ROOM AND MAINTENANCE TYPE FACILITIES AND WILL BE LOCATED IN THE "C" COMMERCIAL ZONE.
- BUILDING HEIGHT - 35 FT. MAXIMUM

PROPOSED LAND USE & PARKING

- GOLF DRIVING RANGE AND MINIATURE GOLF
- PARKING IN ONLY PARCEL "A" ALLOWS FOR 75 CARS WHICH REPRESENTS BETWEEN 150 AND 225 PEOPLE. MAXIMUM PEOPLE ANTICIPATED AT ANY GIVEN TIME SHOULD NOT EXCEED 100 FOR PARCEL "A" ACTIVITIES.

PARCEL B

AREA

- TOTAL NET AREA - 129,625 SQ. FT. OR 3.0 ACRES
- GROSS FLOOR AREA - 38,888 SQ. FT. MAXIMUM
- PERCENT LAND COVERED BY BUILDINGS - 30%

SETBACKS

- BUILDING SETBACK FROM HARRY STREET - 80 FT.
- BUILDING SETBACK FROM WEST BOUNDARY - 150 FT.
- BUILDING HEIGHT - 35 FT. MAXIMUM

PROPOSED LAND USE & PARKING

- INDOOR RECREATIONAL USES SUCH AS ROLLER RINK, ICE SKATING RINK OR INDOOR GOLF
- PARKING RATIO AS REQUIRED BY ORDINANCE

PARCEL C

AREA

- TOTAL NET AREA - 106,400 SQ. FT. OR 2.4 ACRES
- GROSS FLOOR AREA - 31,920 SQ. FT. MAXIMUM
- PERCENT LAND COVERED BY BUILDINGS - 30%

SETBACKS

- BUILDING SETBACK FROM HARRY STREET - 80 FT.
- BUILDING SETBACK FROM HARRY DRIVE - 35 FT.
- BUILDING SETBACK FROM EAST BOUNDARY - 35 FT.
- BUILDING HEIGHTS - 35 FT. MAXIMUM

PROPOSED LAND USE & PARKING

- ENTERTAINMENT CENTER/ THEATRE, RESTAURANT AND/OR CLUB, CARRY-OUT FOOD SERVICE (NOT TO EXCEED ONE).
- PARKING RATIO AS REQUIRED BY ORDINANCE

Includes Miniature Golf (See Memo) 12/22/70

GENERAL PROVISIONS

1. PORTIONS OF PARCELS "B" AND "C" WILL BE USED FOR PARCEL "A" PARKING UNTIL THESE PARCELS ARE DEVELOPED. EVENTUALLY THERE WILL BE COMMON PARKING FOR ALL PARCELS.
2. ADVERTISING SIGNS WILL BE USED ALONG HARRY STREET, EAST OF "BB" ZONING AND SHALL NOT EXCEED 30 FT. IN HEIGHT. ALL SIGNS WILL ADVERTISE ONLY SERVICES, ARTICLES AND PRODUCTS OFFERED ON PREMISES. ALL SIGNS WILL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT-OF-WAY. NO BILLBOARDS SHALL BE PERMITTED.
3. TOTAL NET LAND AREA OF PARCELS A, B AND C - 1,024,325 SQ. FT. ± OR 23.5 ACRES.
4. A PLANTING STRIP OF NO LESS THAN 10 FT. IN WIDTH SHALL BE PROVIDED ALONG HARRY STREET AS INDICATED IN ACCORDANCE WITH SUBSECTION B.6. OF SECTION 28.04.190 OF THE ZONING ORDINANCE.
5. A 5' TO 8' SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, MULTICOLORED TILE OR OTHER SIMILAR MATERIAL SHALL BE CONSTRUCTED ALONG THE NORTH SIDE OF THE PROPERTY. THE FENCE FOR THE FIRST 100 YDS. FROM THE DRIVING TEE AREA ON THE EAST PROPERTY BOUNDARY WILL NOT EXCEED 30 FT. IN HEIGHT. FENCING ON THE SOUTH END OF THE EAST BOUNDARY, ENCLACING THE SOUTH END, AND ALONG THE WEST PROPERTY BOUNDARY WILL NOT EXCEED 8 FT. IN HEIGHT. THIS FENCE WILL BE CFT "M-S" OR COMPARABLE AS A MINIMUM QUALITY. (SEE GENERAL PROVISION NO. 10 FOR CERTAIN CONDITIONS)
6. A WIRE FENCE WILL BE CONSTRUCTED AROUND THE DRIVING RANGE AREA OF PARCEL "A" AS INDICATED, AS A SAFETY MEASURE TO PREVENT ANYONE FROM ENTERING AREA AND BEING HURT BY GOLF BALLS. ALSO IT IS A SECURITY MEAS TO PREVENT THEFT OF BALLS AND VANDALISM TO AREA. THE FENCE FOR THE FIRST 100 YDS. FROM THE DRIVING TEE AREA ON THE EAST PROPERTY BOUNDARY WILL NOT EXCEED 30 FT. IN HEIGHT. FENCING ON THE SOUTH END OF THE EAST BOUNDARY, ENCLACING THE SOUTH END, AND ALONG THE WEST PROPERTY BOUNDARY WILL NOT EXCEED 8 FT. IN HEIGHT. THIS FENCE WILL BE CFT "M-S" OR COMPARABLE AS A MINIMUM QUALITY. (SEE GENERAL PROVISION NO. 10 FOR CERTAIN CONDITIONS)
7. OVERHEAD LIGHTS SHALL BE INSTALLED IN THE MINIATURE GOLF COURSE AND DIRECTED DOWNWARD SO AS TO CONFINE CONCENTRATION OF LIGHT TO PLAYING AREA. LIGHTS ON THE DRIVING RANGE WILL BE LOCATED IMMEDIATELY BEHIND (NORTH) OF DRIVING TEE AREA AND DIRECTED TO A COMMON FOCAL POINT AT THE SOUTH END OF THE RANGE AS INDICATED BY THE CONCENTRATED LIGHTING AREA ON DRAWING.
8. TREES SHALL BE PLANTED TO BETTER DEFINE DRIVING RANGE AREA. TREES WILL HELP DISCOURAGE HITTING BALLS TO EXTREME AREAS, HELP DIFFUSE LIGHTS AND ADD TO OVERALL LANDSCAPING OF THE AREA. TREES WILL BE CLUSTERED TO PROVIDE A MORE NATURAL APPEARANCE. TREES ADDING TO AESTHETIC EFFECTS AND MINIMIZE THE EFFECTS OF ANY TREE LOSS. A MIXTURE WILL BE PLANTED THUS INSURING AGAINST DISEASE OR ANY PARTICULAR TYPE OF TREE AND IT SHOULD ALSO ADD TO THE ATTRACTIVENESS OF AREA. TREES PLANNED ARE COTONWOODS, SOUTHWOOD, RUSSIAN OLIVE, SWEET GUM, RED BUD, LOCUST, GLADIOLUS CRAB, AND SYCAMORE. THE CLUSTERS WILL BE APPROX. 50 FT. APART.
9. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL REMAIN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THEIR LESSEES UNLESS AMENDED.
10. DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN PROVIDED FURTHER THAT NO FENCING OR BUILDING SHALL BE PLACED WITHIN THE FLOODPLAIN OF THE FLOOD OF



PROPOSED LAND USE & PARKING

- *60' F. DRIVING RANGE AND MINIATURE GOLF
- *PARKING IN ONLY PARCEL "A" ALLOWS FOR 75 CARS WHICH REPRESENTS BETWEEN 150 AND 225 PEOPLE MAXIMUM PEOPLE ANTICIPATED AT ANY GIVEN TIME SHOULD NOT EXCEED 100 FOR PARCEL "A" ACTIVITIES.

PARCEL B

AREA

- *TOTAL NET AREA - 129,625 SQ. FT. OR 3.0 ACRES
- *GROSS FLOOR AREA - 38,888 SQ. FT. MAXIMUM
- *PERCENT LAND COVERED BY BUILDINGS - 30%

SETBACKS

- *BUILDING SETBACK FROM HARRY STREET - 80 FT.
- *BUILDING SETBACK FROM WEST BOUNDARY - 150 FT.
- *BUILDING HEIGHT - 35 FT. MAXIMUM

PROPOSED LAND USE & PARKING

- *INDOOR RECREATIONAL USES SUCH AS ROLLER RINK, ICE SKATING RINK OR INDOOR GOLF
- *PARKING RATIO AS REQUIRED BY ORDINANCE

PARCEL C

AREA

- *TOTAL NET AREA - 106,400 SQ. FT. OR 2.4 ACRES
- *GROSS FLOOR AREA - 31,920 SQ. FT. MAXIMUM
- *PERCENT LAND COVERED BY BUILDINGS - 30%

SETBACKS

- *BUILDING SETBACK FROM HARRY STREET - 80 FT.
- *BUILDING SETBACK FROM HARRY DRIVE - 35 FT.
- *BUILDING SETBACK FROM EAST BOUNDARY - 35 FT.
- *BUILDING HEIGHTS - 35 FT. MAXIMUM

PROPOSED LAND USE & PARKING

- *ENTERTAINMENT CENTER (TREAT-EE, RESTAURANT AND/OR CLUB, CARRY-OUT FOOD SERVICE (NOT TO EXCEED ONE).
- *PARKING RATIO AS REQUIRED BY ORDINANCE

Includes
Miniature Golf
(See Memo)
12/22/70

GENERAL PROVISIONS

1. PORTIONS OF PARCELS "B" AND "C" WILL BE USED FOR PARCEL "A" PARKING UNTIL THESE PARCELS ARE DEVELOPED. EVENTUALLY THERE WILL BE COMMON PARKING FOR ALL PARCELS.
2. ADVERTISING SIGNS WILL BE USED ALONG HARRY STREET, EAST OF "BB" ZONING AND SHALL NOT EXCEED 30 FT. IN HEIGHT. ALL SIGNS WILL ADVERTISE ONLY SERVICES, ARTICLES AND PRODUCTS OFFERED ON PREMISES. ALL SIGNS WILL BE PLACED SO AS NOT TO PROJECT OVER ANY PUBLIC RIGHT-OF-WAY. NO BILLBOARDS SHALL BE PERMITTED.
3. TOTAL NET LAND AREA OF PARCELS A, B AND C - 1,024,325 SQ. FT. ± OR 23.5 ACRES.
4. A PLANTING STRIP OF NO LESS THAN 10 FT. IN WIDTH SHALL BE PROVIDED ALONG HARRY STREET AS INDICATED IN ACCORDANCE WITH SUBSECTION B.B. OF SECTION 28.04.190 OF THE ZONING ORDINANCE.
5. A 5' TO 8' SOLID OR SEMI-SOLID WALL OF BRICK, STONE, MASONRY, ARCHITECTURAL TILE OR OTHER SIMILAR MATERIAL SHALL BE CONSTRUCTED ALONG THE NORTH 600 FEET AT THE WEST SIDE OF THE PROPERTY. THIS CONDITION SHALL BE COMPLIED WITH PRIOR TO THE OCCUPANCY OF ANY BUILDING OR USE OF MINIATURE GOLF DRIVING RANGE, OR UTILIZATION OF PARKING ON PARCELS A, B AND C.
6. A WIRE FENCE WILL BE CONSTRUCTED AROUND THE DRIVING RANGE AREA OF PARCEL "A" AS INDICATED, AS A SAFETY MEASURE TO PREVENT ANYONE FROM ENTERING AREA AND BEING HURT BY GOLF BALLS. ALSO IT IS A SECURITY MEASURE TO PREVENT PILFERAGE OF BALLS AND HANDICAPS TO AREA. THE FENCE FOR THE FIRST 200 YDS. FROM THE DRIVING RANGE AREA ON THE EAST PROPERTY BOUNDARY WILL NOT EXCEED 30 FT. IN HEIGHT. FENCING ON THE SOUTH END OF THE EAST BOUNDARY, ENCLOSEING THE SOUTH END, AND ALONG THE WEST PROPERTY BOUNDARY WILL NOT EXCEED 8 FT. IN HEIGHT. THIS FENCE WILL BE CF#1 1/2" X 1/2" OR COMPARABLE AS A MINIMUM QUALITY. (SEE GENERAL PROVISION NO. 10 FOR CERTAIN CONDITIONS)
7. DISBURSED LIGHTS SHALL BE INSTALLED IN THE MINIATURE GOLF COURSE AND DIRECTED DOWNWARD SO AS TO CONFINE CONCENTRATION OF LIGHT TO PLAYING AREA. LIGHTS ON THE DRIVING RANGE WILL BE LOCATED IMMEDIATELY BEHIND (NORTH) OF DRIVING RANGE AREA AND DIRECTED TO A COMMON FOCAL POINT AT THE SOUTH END OF THE RANGE AS INDICATED BY THE CONCENTRATED LIGHTING AREA ON DRAWING.
8. TREES SHALL BE PLANTED TO BETTER DEFINE DRIVING RANGE AREA. THE TREES WILL HELP DISCOURAGE HITTING BALLS TO EXTREME AREAS, HELP DIFFUSE LIGHTS AND ADD TO OVERALL LANDSCAPING OF THE AREA. THESE TREES WILL BE CLUSTERED TO PROVIDE A MORE NATURAL APPEARANCE THUS ADDING TO AESTHETIC EFFECTS AND MINIMIZE THE AFFECTS OF ANY TREE LOSS. A MIXTURE WILL BE PLANTED THUS INSURING AGAINST DISEASE OF ANY PARTICULAR TYPE OF TREE AND IT SHOULD ALSO ADD TO THE ATTRACTIVENESS OF AREA. TREES PLANTED ARE COTTONEYES, COTTONWOOD, RUSSIAN OLIVE, SWEET GUM, RED BUD, LOCUST, FLOWERING CRAB, ALSO SYCAMORE. THE CLUSTERS WILL BE APPROX. 50 FT. APART.
9. THE TRANSFER OF TITLE OF ALL OR ANY PORTION OF THE LAND INCLUDED WITHIN THE C.U.P. DOES NOT CONSTITUTE A TERMINATION OF THE PLAN OR ANY PORTION THEREOF, BUT SAID PLAN SHALL REMAIN WITH THE LAND FOR COMMERCIAL DEVELOPMENT AND BE BINDING UPON THE PRESENT OWNERS, THEIR SUCCESSORS AND ASSIGNS, AND THEIR LESSEES UNLESS AMENDED.
10. DRAINAGE WILL BE HANDLED IN THE MANNER AS APPROVED IN THE FINAL PLAN. PROVIDED FURTHER, THAT NO FENCING OR BUILDING SHALL BE ERRECTED OR CONSTRUCTED WITHIN THE FLOOD PLAIN OF THE FLOOD OR RECORD UNTIL THE PLAN IS RECORDED, NOR SHALL ANY CHANGE OF GRADE, CREATION OF CHANNEL OR OTHER WORK BE CARRIED OUT UNTIL THE PLAN IS RECORDED.
11. A SAFETY SCREEN WILL BE INSTALLED AS INDICATED TO PROTECT ADJACENT HOMES FROM GOLF BALLS THAT COULD ACCIDENTLY BE HIT IN THAT DIRECTION. THIS FENCE SCREEN WILL NOT EXCEED 30 FT. IN HEIGHT AND INITIALLY WILL EXTEND SOUTHWARD FOR 350 FT. HOWEVER, THE FENCE MAY BE EXTENDED, AS INDICATED BY THE DASH LINE, UP TO ANOTHER 120 FT. SOUTH IF THE INITIAL 350 FT. PROVES TO BE INADEQUATE PROTECTION.

